



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • AUGUST 7, 2023

Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. CALL TO ORDER

Matthew Hooks	Board Member
Michael Haynes	Board Member
Kathy Markes	Board Member
Bradley Shuck	Board Member
Walter Fuller Jr.	Board Member
Bryant Shepard	Chairman
Fyrth Morris	Vice Chairman

II. APPROVE MINUTES FROM LAST MEETING

III. OLD BUSINESS

1. Home Occupation-115 Bayswood Dr.-Map & Parcel 082N 033A -

Aaron Brown has applied for a Home Occupation Permit for a party rental business know as "B Better Bounce House". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

IV. AGENDA ITEMS

1. Home Occupation-218 Creekwood Dr.-Map & Parcel 082G 009 -

Thomas Staub has applied for a Home Occupation Permit for a Food Truck business known as "Pop's Food Service Solutions". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. The applicant will not be preparing food at the residence. Zoning is R-1. Staff recommends approval.

2. Home Occupation-890 Greentree Dr.-Map & Parcel 095 009T002 -

Kaylie Vernon has applied for a Home Occupation Permit for a mobile bartending business known as "Boozie Barrel, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. The applicant will not be selling alcohol to the public. The business will be hired to bartend private events only. Zoning is PD/R-1. Staff recommends approval.

V. ADJOURNMENT



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

TABLED

AGENDA ITEM (ID # 4210)

Meeting: 08/07/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4210

Home Occupation-115 Bayswood Dr.-Map & Parcel 082N 033A

Aaron Brown has applied for a Home Occupation Permit for a party rental business know as "B Better Bounce House". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

HISTORY:

07/05/23

Planning and Zoning

DEFERRED

Next: 08/07/23

Applicant was not present.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development Staff Report

Planning Commission Meeting Date: July 5, 2023

City Council Meeting Date: July 10, 2023

Agenda Item: Home Occupation for 115 Bayswood Drive, Map & Parcel 082N 033A
Summary:

Aaron Brown has applied for a Home Occupation Permit for a party rental business known as “B Better Bounce House”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: July 2023-Home Occ-115 Bayswood Dr. (4210 : Home Occupation-115 Bayswood Dr.-Map & Parcel 082N 033A)



July August

230245

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the planning and Zoning Administrator at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is encouraged at the Planning Commission public hearing.

APPLICANT: Aaron Brew PHONE: 918-418-2869

ADDRESS: 115 BAYS WOOD DR

FAX: _____ E-MAIL: Aaron.M.Brew@gmail.com

Type of use you are requesting:

() **Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)

☒ **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

() **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: B BERTEN BOWNE HOUSE + PARTY RENTAL

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 115 BAYSWOOD DR KINGSLAND, GA

TAX MAP & PARCEL NUMBER: 082N 033A ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: A

ADDRESS: SAME

CITY: _____ STATE: _____ ZIP: _____

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
HOME OCCUPATION	\$50.00
RESIDENTIAL BUSINESS	\$50.00

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: [Signature] DATE: 26 May 2022

Attachment: July 2023-Home Occ-115 Bayswood Dr. (4210 : Home Occupation-115 Bayswood Dr.-Map & Parcel 082N 033A)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT
TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 5/26/23
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 5-31-23
3. DATE PERMIT FEE PAID: 5/31/23 AMOUNT PAID: \$ 50
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: July 5, 2023
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: July 10, 2023
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: July 11, 2023

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home Occupation PERMIT HAS BEEN ISSUED.

[Signature]
 PLANNING DIRECTOR
 CITY OF KINGSLAND

5-31-23
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE

Attachment: July 2023-Home Occ-115 Bayswood Dr. (4210 : Home Occupation-115 Bayswood Dr.-Map & Parcel 082N 033A)



**CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION**

APPLICANT: Anna Brown
 ADDRESS: 115 Bayswood Dr.
 CITY: KINGSLAND STATE: GA ZIP: 31548
 PHONE: () 78418-2849 FAX: () _____ E-MAIL: Anna.M.Brown@Gma
 PROPOSED BUSINESS: BETTER BOWTIE LOCATION: KINGSLAND
 TAX PARCEL: 082N 033A ZONING: R-1

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

HOME OCCUPATION: *An occupation or profession conducted entirely within a dwelling and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There is no access by the public. A Home Occupation is designed to be less restrictive than a Home Office but more than a Residential Business in regard to access by the public, size, visibility, number of employees and types of business.*

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 300 Business area sq. ft. 1534 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

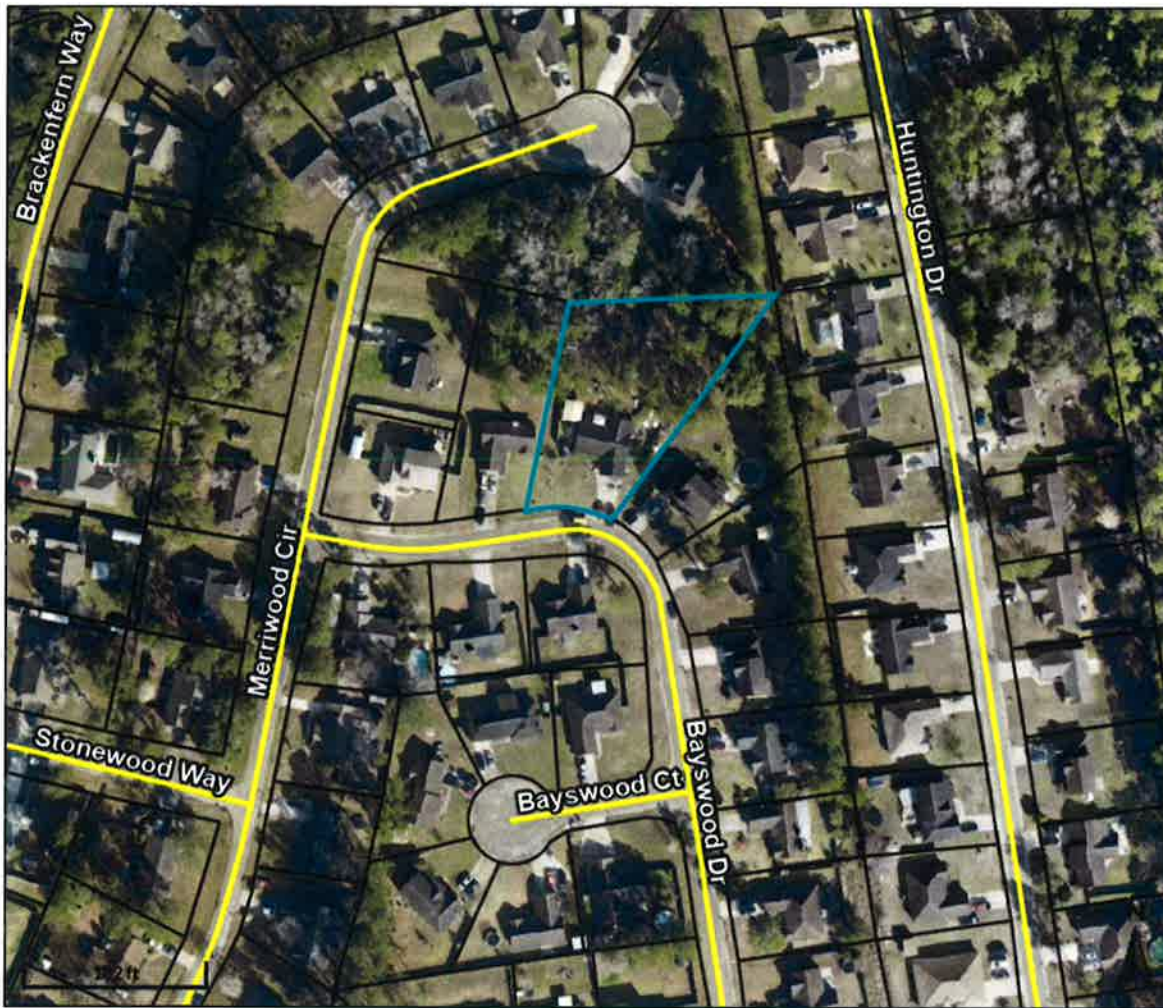
I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

SIGNATURE OF APPLICANT

DATE



Attachment: July 2023-Home Occ-115 Bayswood Dr. (4210 : Home Occupation-115 Bayswood Dr.-Map & Parcel 082N 033A)



Overview



Legend

-  Parcels
-  Roads
- USA Major Highways**
 -  Limited Access
 -  Highway
 -  Major Road
 -  Local Road
 -  Minor Road
 -  Other Road
 -  Ramp
 -  Ferry
 -  Pedestrian Way
-  City Labels

Parcel ID	082N 033A	Owner	BROWN AARON M & JOYA	Last 2 Sales			
Class Code	Residential		115 BAYSWOOD DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	6/30/2017	\$157000	FM	Q
	KINGSLAND	Physical Address	115 BAYSWOOD DR	12/1/2006	\$155585	FM	Q
Acres	n/a	Assessed Value	Value \$202147				

(Note: Not to be used on legal documents)

Date created: 6/14/2023

Last Data Uploaded: 6/13/2023 10:27:27 PM

Developed by  Schneider
GEOSPATIAL

Attachment: July 2023-Home Occ-115 Bayswood Dr. (4210 : Home Occupation-115 Bayswood Dr.-Map & Parcel 082N 033A)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4220)**

Meeting: 08/07/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4220

Home Occupation-218 Creekwood Dr.-Map & Parcel 082G 009

Thomas Staub has applied for a Home Occupation Permit for a Food Truck business known as "Pop's Food Service Solutions". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. The applicant will not be preparing food at the residence. Zoning is R-1. Staff recommends approval.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development Staff Report

Planning Commission Meeting Date: August 7, 2023

City Council Meeting Date: August 14, 2023

Agenda Item: Home Occupation for 218 Creekwood Drive., Map & Parcel 082G 009
Summary:

Thomas Staub has applied for a Home Occupation Permit for a Food Truck business known as “Pop’s Food Service Solutions”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. The applicant will not be preparing food at his residence.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: Aug 2023-Home Occ-218 Creekwood Dr (4220 : Home Occupation-218 Creekwood Dr.-Map & Parcel 082G 009)



August 2023

230316

4.1.a

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the planning and Zoning Administrator at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is encouraged at the Planning Commission public hearing.

APPLICANT: THOMAS STAUB PHONE: 912-467-8221
ADDRESS: 218 Creekwood DR Kingsland GA. 31548
FAX: _____ E-MAIL: TFSTAUBSR@GMAIL.CO

Type of use you are requesting:

- () **Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)
(X) **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)
() **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: POP'S FOOD SERVICE SOLUTIONS
STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 218 CREEKWOOD DR.
TAX MAP & PARCEL NUMBER: 082G 009 ZONING: R-1
OWNER OF SITE, IF NOT APPLICANT: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE \$50.00
HOME OCCUPATION \$50.00
RESIDENTIAL BUSINESS \$50.00

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: Thomas Staub DATE: 6/29/23

Attachment: Aug 2023-Home Occ-218 Creekwood Dr (4220 : Home Occupation-218 Creekwood Dr.-Map & Parcel 082G 009)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 6/30/23
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 7/5/23
3. DATE PERMIT FEE PAID: 7/7/23 AMOUNT PAID: \$ 50.⁰⁰
4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 8/7/23

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 8/14/23

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 8/15/23

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home occupation PERMIT HAS BEEN ISSUED.


PLANNING DIRECTOR
CITY OF KINGSLAND

7/17/23
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: THOMAS STAUB
 ADDRESS: 218 CREEKWOOD DR.
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: 912 467-8221 FAX: () E-MAIL: TFSTAUBSR@GMAIL.CO
 PROPOSED BUSINESS: POP'S FOOD SERVICE SOLUTIONS LOCATION: 218 CREEKWOOD DR.
 TAX PARCEL: 0826 009 ZONING: R-1

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

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HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 300 Business area sq. ft. 2130 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

Thomas Staub
 SIGNATURE OF APPLICANT

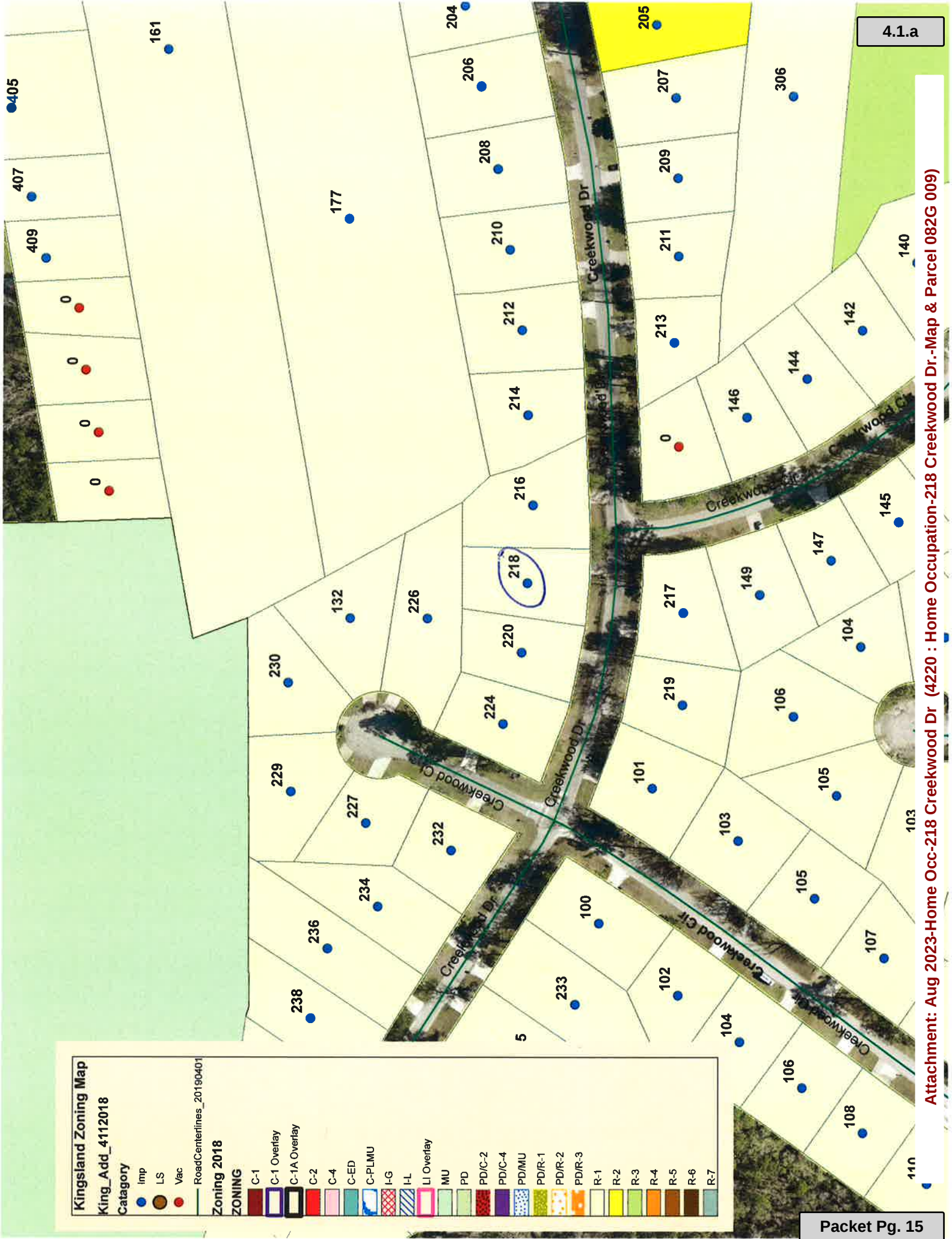
6/29/23
 DATE

Attachment: Aug 2023-Home Occ-218 Creekwood Dr (4220 : Home Occupation-218 Creekwood Dr.-Map & Parcel 082G 009)

Kingsland Zoning Map
 King_Add_4112018

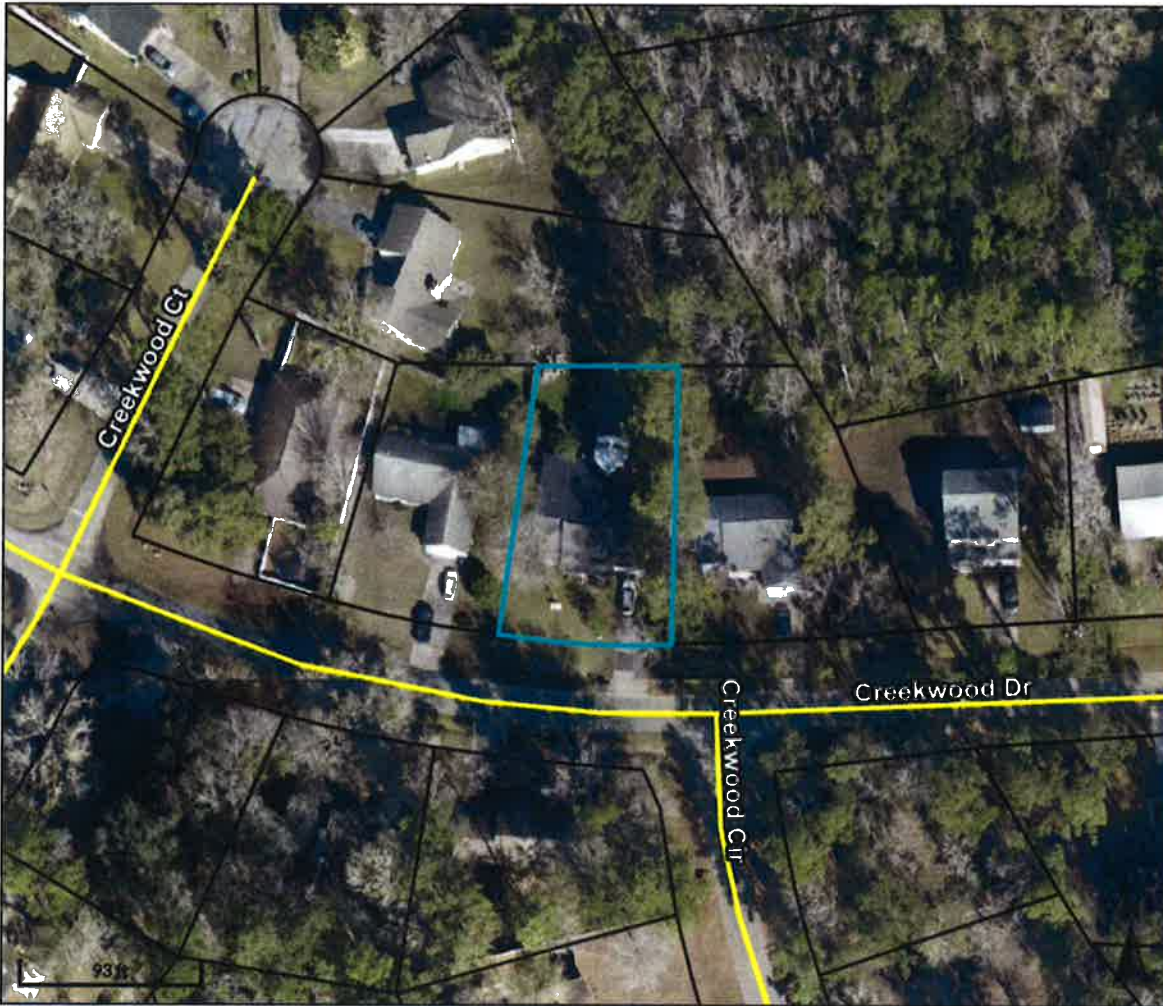
Category
 Imp
 LS
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 RoadCenterlines_20190401

Zoning 2018
 ZONING
 C-1
 C-1 Overlay
 C-1A Overlay
 C-2
 C-4
 C-ED
 C-PLMU
 I-G
 I-L
 LI Overlay
 MU
 PD
 PD/C-2
 PD/C-4
 PD/MU
 PD/R-1
 PD/R-2
 PD/R-3
 R-1
 R-2
 R-3
 R-4
 R-5
 R-6
 R-7





Camden County, GA



Overview



Legend

- Parcels
- Roads
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels**

Parcel ID	082G 009	Owner	STAUB THOMAS F & LYNDA R	Last 2 Sales			
Class Code	Residential		218 CREEKWOOD DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	10/1/1995	0	NM	U
	KINGSLAND	Physical Address	218 CREEKWOOD DR	10/1/1995	\$67350	NM	U
Acres	n/a	Assessed Value	Value \$211335				

(Note: Not to be used on legal documents)

Date created: 7/18/2023

Last Data Uploaded: 7/17/2023 10:37:32 PM

Developed by  **Schneider**
GEOSPATIAL

Attachment: Aug 2023-Home Occ-218 Creekwood Dr (4220 : Home Occupation-218 Creekwood Dr.-Map & Parcel 082G 009)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4221)**

Meeting: 08/07/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 4221

**Home Occupation-890 Greentree Dr.-Map & Parcel 095
009T002**

Kaylie Vernon has applied for a Home Occupation Permit for a mobile bartending business known as "Boozie Barrel, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. The applicant will not be selling alcohol to the public. The business will be hired to bartend private events only. Zoning is PD/R-1. Staff recommends approval.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development Staff Report

Planning Commission Meeting Date: August 7, 2023

City Council Meeting Date: August 14, 2023

Agenda Item: Home Occupation for 890 Greentree Drive., Map & Parcel 095 009T002
Summary:

Kaylie Vernon has applied for a mobile bartending business known as “Boozie Barrel, LLC”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. The applicant will not be selling alcohol to the public. The business will be hired to bartend private events only.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: Aug 2023-Home Occ-890 Greentree Dr (4221 : Home Occupation-890 Greentree Dr.-Map & Parcel 095 009T002)

August Agenda



paying monday

4.2.a

230329

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the planning and Zoning Administrator at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is encouraged at the Planning Commission public hearing.

APPLICANT: Kaylie Vernon PHONE: 321-537-6947

ADDRESS: 890 Greentree Dr Kingsland, GA 31548

FAX: _____ E-MAIL: booziebarrel@gmail.com

Type of use you are requesting:

() **Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)

(X) **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

() **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: Boozie Barrel LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 890 Greentree Dr Kingsland, GA 31548

TAX MAP & PARCEL NUMBER: 095009T002 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: Kevin Vernon

ADDRESS: 890 Greentree Dr

CITY: Kingsland STATE: GA ZIP: 31548

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
HOME OCCUPATION	\$50.00
RESIDENTIAL BUSINESS	\$50.00

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: Kaylie Vernon DATE: 07/14/23

Attachment: Aug 2023-Home Occ-890 Greentree Dr (4221 : Home Occupation-890 Greentree Dr.-Map & Parcel 095 009T002)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 7/14/23
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 7/14/23
3. DATE PERMIT FEE PAID: 7/17/23 AMOUNT PAID: \$ 50
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 8/7/23
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 8/14/23
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 8/15/23

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home occupation PERMIT HAS BEEN ISSUED.

Scott C. Kinfair
 PLANNING DIRECTOR
 CITY OF KINGSLAND

7/17/23
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE

Attachment: Aug 2023-Home Occ-890 Greentree Dr (4221 : Home Occupation-890 Greentree Dr.-Map & Parcel 095 009T002)

7x14
trailer

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Kaylie Vernon
 ADDRESS: 890 Greentree Dr
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: (321) 537-6947 FAX: () E-MAIL: booziebarrel@gmail.com
 PROPOSED BUSINESS: Boozie Barrel LLC LOCATION: 890 Greentree Dr Kingsland, GA
 TAX PARCEL: 095009T002 ZONING: R- PD/R-1

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

HOME OCCUPATION: *An occupation or profession conducted entirely within a dwelling and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There is no access by the public. A Home Occupation is designed to be less restrictive than a Home Office but more than a Residential Business in regard to access by the public, size, visibility, number of employees and types of business.*

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 384 Business area sq. ft. 1538 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pickup truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

Kaylie Vernon
SIGNATURE OF APPLICANT

07/14/23
DATE

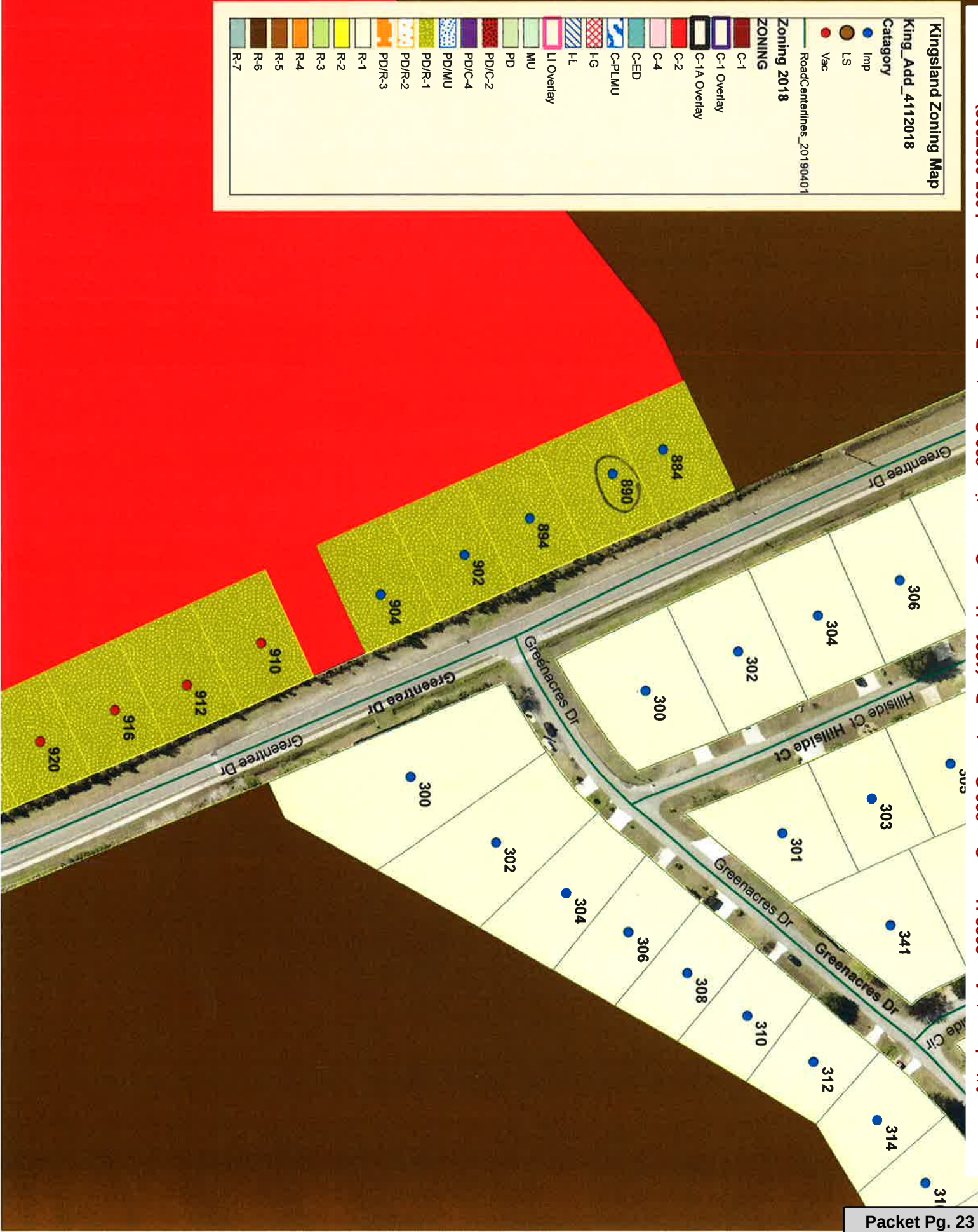
Planning + Zoning Administration,

I, Kevin Vernon, grant permission for Boozie Barrel LLC, owned by my spouse Kaylie Vernon, to use my property located at 890 Greentree Dr Kingsland, GA 31548 as a Home Occupation.

Sincerely,

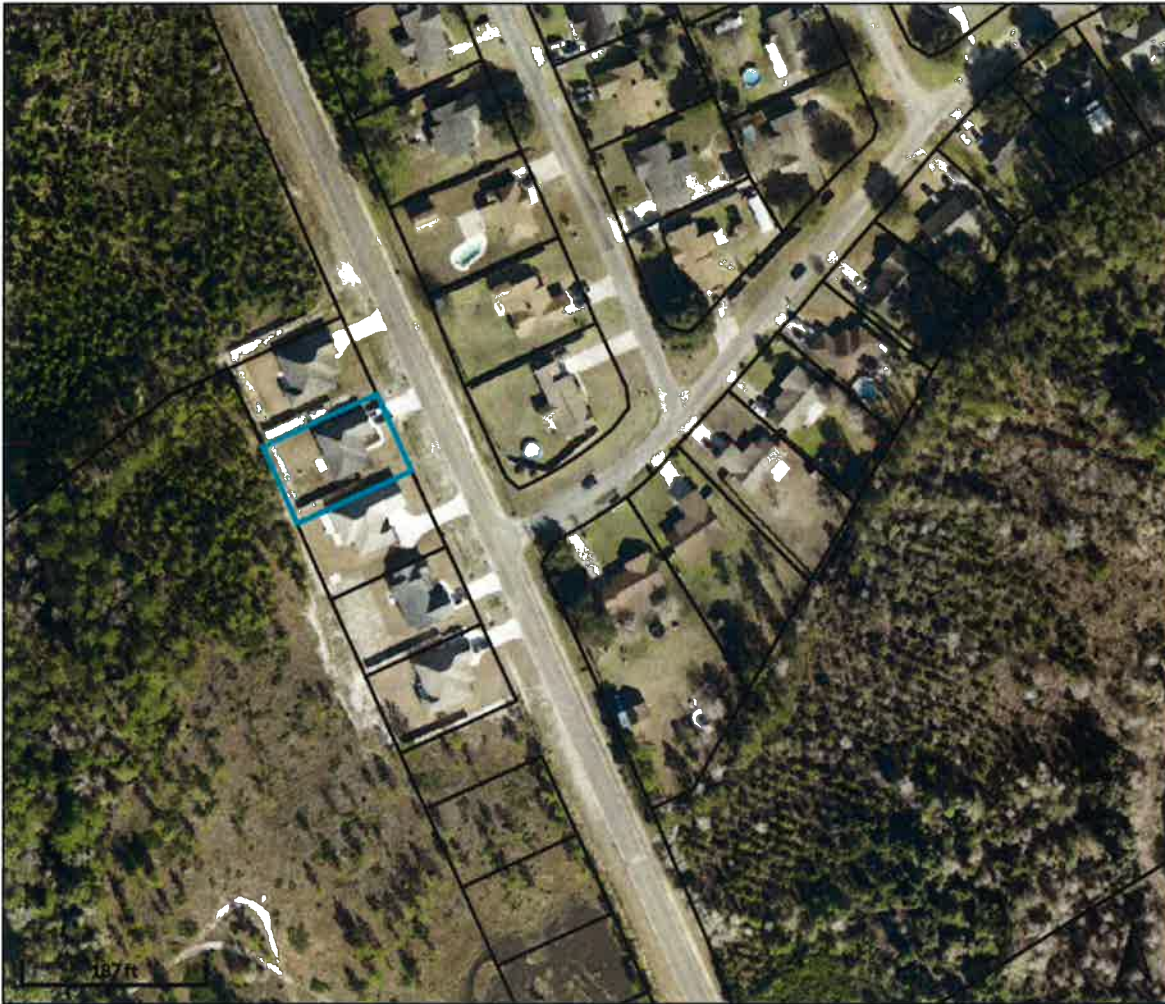


Kevin Vernon





Camden County, GA



Overview



Legend

- Parcels
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels

Parcel ID 095 009T002
Class Code Residential
Taxing District KINGSLAND
 KINGSLAND
Acres 0.24

Owner VERNON KEVIN ALAN
 890 GREENTREE DRIVE
 KINGSLAND, GA 31548
Physical Address 890 GREENTREE DR
Assessed Value Value \$326740

Last 2 Sales			
Date	Net Price	Reason	Qual
5/4/2020	\$214900	FM	Q
8/9/2019	\$22000	MP	U

(Note: Not to be used on legal documents)

Date created: 7/14/2023

Last Data Uploaded: 7/13/2023 10:32:45 PM

Developed by Schneider
GEOSPATIAL

Attachment: Aug 2023-Home Occ-890 Greentree Dr (4221 : Home Occupation-890 Greentree Dr.-Map & Parcel 095 009T002)